

Planning and Development Services Report to
Calgary Planning Commission
2024 July 18

ISC: UNRESTRICTED
CPC2024-0709
Page 1 of 4

**Land Use Amendment in Killarney/Glengarry (Ward 8) at 3216 – 30 Street SW,
LOC2023-0078**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.07 hectares \pm (0.17 acres \pm) located at 3216 – 30 Street SW (Plan 978GN, Block 3C, Lot 13) from Direct Control District to Residential – Grade-Oriented Infill (R-CG) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024 JULY 18:

That Council give three readings to **Proposed Bylaw 242D2024** for the redesignation of 0.07 hectares \pm (0.17 acres \pm) located at 3216 – 30 Street SW (Plan 978GN, Block 3C, Lot 13) from Direct Control District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the site to allow for rowhouse and townhouse units, in addition to the building types already allowed in the existing land use district (e.g., single detached, semi-detached, and duplex dwellings).
- The proposal would allow for an appropriate increase in height on a residential site, allows for a development that may be compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan (MDP)* and the *Westbrook Communities Local Area Plan (LAP)*.
- What does this mean to Calgarians? The proposed Residential – Grade-Oriented Infill (R-CG) District would promote greater housing choice within an inner city residential community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-CG District would allow for housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application in the southwest community of Killarney/Glengarry, was submitted by Horizon Land Surveys on behalf of the landowner, Stone West Developments Inc., on 2023 March 30. The mid-block site is approximately 0.07 hectares (0.17 acres) in size and currently contains a one-storey single detached dwelling with rear lane access. As indicated in the Applicant Submission (Attachment 2), the intent of the application is to allow for rowhouse and townhouse-style buildings providing greater housing diversity and choice in addition to what is already allowed on the subject site. No development permit has been submitted at this time.

Initially, the applicant proposed to redesignate the subject site to the Housing – Grade Oriented (H-GO) District. During the review of this application, the *Killarney/Glengarry Area Redevelopment Plan (ARP)* was rescinded and was replaced by the *Westbrook Communities*

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Local Area Plan (LAP). In response, the applicant amended their application on 2023 November 3 to redesignate the subject site to the Residential – Grade-Oriented Infill (R-CG) District as the proposal no longer aligned with the location criteria for the H-GO District described in Land Use Bylaw 1P2007.

A detailed planning evaluation of the application, including location maps and site context is provided in the Background and Planning Evaluation (Attachment 1).

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public / interested parties and respective community association was appropriate. In response, the applicant hand delivered postcards containing information about the proposed project to neighbouring parcels within a 90-metre radius of the subject site. The applicant also contacted the Ward 8 Councillor's Office and the Killarney-Glengarry Community Association (CA) to share the project information. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received six letters of opposition. The letters cited the following areas of concern:

- increased parking congestion on nearby streets and traffic safety issues due to the proposed density increase;
- lack of amenities nearby to support the proposed density increase including waste management and bin storage issues;
- lack of fit with the neighbourhood character and preference for a semi-detached or duplex dwelling;
- overdevelopment of a mid-block parcel and consequential loss of trees and vegetation;
- lighting, sightline, privacy and shadowing impacts due to the proposed increase in height from 10.0 metres to 11.0 metres;
- the proposal does not align with the LAP policies which indicate a corner lot as an ideal location for this type of proposal; and
- lack of information regarding the type/design of built form and number of dwelling units that will be developed on the site.

No comment was received from the Killarney-Glengarry CA. Administration contacted the CA to follow up and no response was received.

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Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal is appropriate. The R-CG District is intended to be located adjacent to other low-density districts and accommodates a variety of grade-oriented housing forms. The proposed land use also provides for a modest increase in density and height while being sensitive to adjacent developments. The building and site design, number of units, landscaping vegetation, parking and waste management will be reviewed and determined at the development permit stage, using the policy guidance of the LAP which provides specific guidance and direction regarding built form.

Following Calgary Planning Commission, notification for a Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed land use would create the opportunity for additional housing options in the area that may better accommodate the housing needs of different age groups, lifestyles, and demographics, and foster a more inclusive community.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. If approved by Council, further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposal would support the recommendations found in The City of Calgary's Housing Strategy (Home is Here). It would enable a slight increase in density which would provide more housing opportunities and make for more efficient use of existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 242D2024**
5. **Public Submissions**

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**ISC: UNRESTRICTED
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Page 4 of 4**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform